



TOWN OF LOOMIS
PLANNING COMMISSION MEETING ACTION MINUTES
BLUE GOOSE EVENT CENTER
3550 TAYLOR ROAD
LOOMIS, CALIFORNIA

ALTERNATE LOCATION FOR THE MEETING

TUESDAY	October 24, 2017	7:30 PM
CALL TO ORDER 7:30pm		

PLEDGE OF ALLEGIANCE

ROLL CALL

X__ Chairman Hogan
X__ Commissioner Kelly
X__ Commissioner Wilson
X__ Commissioner Obranovich

AT THIS TIME THE PLANNING COMMISSION WILL CONDUCT CEREMONIAL MATTERS:

Town Clerk will administer the Oath of Office for new Town Planning Commissioner.
(To be appointed by Council Member Jeff Duncan at the October 19, 2017 Special Town Council Meeting):
Jan Clark-Crets

COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA: Chairman Hogan recognized outgoing Planning Commissioner Jeff Duncan

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA: None

This time is reserved for those in the audience who wish to address the Planning Commission on subjects that are not on the Agenda. The audience should be aware that the Council may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. **The time allotted to each speaker** is three minutes but can be changed by the Chairman.

ADOPTION OF AGENDA

If items on the Agenda will be rescheduled for a different day and time, it will be announced at this time. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a three minute time limit. The Chairman has the discretion of limiting the total discussion time for an item.

Motion was made to adopt the Agenda. 1 Kelly 2. Obranovich
passed by the following vote:

Ayes: Hogan, Wilson, Kelly, Clark-Crets, Obranovich

Noes: 0

Abstained: None

Absent: None

PUBLIC COMMENT ON CONSENT AGENDA : None

CONSENT AGENDA

RECOMMENDATION

1. PROJECT STATUS REPORT

RECEIVE AND FILE

2. SEPTEMBER 26, 2017 MINUTES

APPROVE

3. OCTOBER 11, 2017 MINUTES

APPROVE

Motion was made to approve the consent Agenda. 1. Kelly 2. Obranovich
passed by the following vote:

Ayes: Hogan, Wilson, Kelly, Clark-Crets, Obranovich

Noes: 0

Abstained: None

Absent: None

PUBLIC HEARING (CONTINUED FROM October 11, 2017 Planning Commission Special Meeting)

4. #14-05 THE VILLAGE AT LOOMIS PROJECT

To consider making a recommendation to the Town Council regarding the applicant's request to amend the Loomis General Plan; Rezone the Project Site to the Planned Development (PD) District; Approve the Village at Loomis Preliminary Development Plan, Development Standards, and Design Guidelines; Approve Specific Development Plans for Village Areas 1, 2 and 3; Approve the Village at Loomis Tentative Subdivision Map; and the Village at Loomis Development Agreement; subject to the Certification of the Village at Loomis Final Environmental Impact Report (FEIR) as required by the California Environmental Quality Act.

APPLICANT: VILLAGE AT LOOMIS, LLC

PUBLIC COMMENT:

Motion was made to continue the item to a date certain, November 8, 2017, 7:30pm at the Blue Goose Event Center 3550 Taylor Road, Loomis, CA 95650. 1. Wilson 2. Kelly
passed by the following vote:

Ayes: Hogan, Wilson, Kelly, Clark-Crets, Obranovich

Noes: 0

Abstained: None

Absent: None

BUSINESS ITEMS

Tara West: King Road – wish list; more trails, more mixed use condos vs apartments, limit on street parking

Heidi: Eldon Road – spoke in favor of commercial development, concerned about traffic flow and density.

Gary Liss: Gold Trail Road – wants lower density, more parking, more open space, more parks space, voiced concern over alley way issues, HOA/CCR's ability to resolved issues, and 2 story housing and would like to see better examples of similar projects.

Bert Braun: Taylor Road – spoke in favor of the project

Rachel Sexton: Magnolia Street – spoke against the project, the poll she put out on Facebook was overwhelmingly against project citing high density, traffic and loss of rural character as reasons.

David Morgan: Frost Lane - Stated density of project not unsimilar to surrounding neighborhoods, is pro alley loaded housing, and voiced that the project circulation plan will help traffic in the area

Andrea Brady: Auburn-Folsom Blvd – Spoke against the project citing concerns with impact on the schools, traffic and a lack of commercial space.

Irene Smith: Wells Ave – Spoke against the project citing a loss of rural character and stated it does not fit the town.

Tom Millward: S. Holly – Spoke in favor of the project stating it fits the long term plans of goals of the town.

5. #17-15 ZONING TEXT AMENDMENT

To prohibit on-site sale of alcoholic beverages within 300 feet of a school, religious facility, public park or playground, excepting the Blue Anchor Park where no separation will be required.

Recommendation

Adopt Resolution #17-10 recommending the Town Council approve amendments to **Section 13.42.050 Alcoholic Beverage Sales** of the **Loomis Municipal Code** modify the existing prohibition **on-site** consumption of alcohol within 500 feet of schools, religious facilities, public parks and playgrounds by 1) reducing the separation requirement to 300 feet; and 2) making an exception for Blue Anchor Park, where no separation would be required

Motion was made to adopt the recommended action, with the addition that staff is directed to revise the ordinance to include language authorizing the Planning Commission to grant exemptions from the 300 foot separation requirement for on-sale businesses.

1. Wilson 2. Kelly

passed by the following vote:

Ayes: Hogan, Wilson, Kelly, Clark-Crets, Obranovich

Noes: 0

Abstained: None

Absent: None

ADJOURNMENT: 10:05 PM

INFORMATION SUBMITTED AT HEARING OR AFTER PREPARATION OF PACKETS

The Planning Commission may not have time to read written information submitted at the hearing or after 5:00 p.m. the Friday before the scheduled hearing date. We encourage you to present your comments, during the scheduled time period, at the public hearing.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the Town of Loomis encourages those with disabilities to participate fully in the public hearing process. If you have special needs or requirements in order for you to attend or participate in the Town's public hearing process or programs, please contact Town Hall at 652-1840 prior to the public hearing or program you wish to attend, so that we can accommodate you. Materials relating to an item on this agenda can be obtained at Town Hall (3665 Taylor Road) or on the Town's website at www.loomis.ca.gov.

ADMINISTRATIVE REMEDIES MUST BE EXHAUSTED PRIOR TO ACTION BEING INITIATED IN A COURT OF LAW

If you challenge the proposed project described above in court, you may be limited to raising only those issues you raised at the public hearing described in this notice, or in written correspondence delivered to the Town at, or prior to the public hearing.

APPEAL PERIOD

** There is a 10-day appeal period for Planning Commission decisions. Appeals can be made by any interested party by submittal of a written appeal request to the Loomis Town Clerk, 3665 Taylor Road, Loomis, California, 95650. **

PUBLIC HEARING PROCEDURE:

1. Town staff makes its presentation on the Project and outlines all recommended actions
2. Commission/Council asks questions of staff
3. Chair/Mayor opens the public hearing
4. Applicant makes its presentation – 15 minutes (At the discretion of the mayor or chair, time may be extended depending on the size/scope of the proposed project. The applicant must make the request for a time extension prior to the beginning of the meeting.)
5. Commission/Council asks questions of the applicant (and staff)

6. Public comment – maximum 3 minutes per speaker, one opportunity to speak each
7. Applicant opportunity to respond to public comments – 3 minutes (At the discretion of the mayor or chair, time may be extended depending on the number of comments made during public comment.)
8. Chair/Mayor closes the public hearing is closed
9. Staff responds to all public comments; Commission/Council asks any additional questions of staff
10. Council deliberates and acts on requested entitlements

CERTIFICATION OF POSTING OF AGENDA

I, Carol Parker, Administrative Clerk/Planning Assistant for the Town of Loomis, declare that the foregoing agenda for October 24, 2017 Meeting of the Town of Loomis Planning Commission was posted October 19, 2017 at Town Hall of the Town of Loomis, 3665 Taylor Road, Loomis, California, 95650. The agenda is also available on the Town website at www.loomis.ca.gov.

Signed, October 20, 2017 at Loomis, California.

Carol Parker, Administrative Clerk/Planning Assistant